City of South San Francisco

P.O. Box 711 (City Hall, 400 Grand Avenue)
South San Francisco, CA

Regular Meeting Agenda

Thursday, September 7, 2023

7:00 PM

HYBRID IN-PERSON/VIRTUAL MEETING NOTICE

Municipal Services Building, Council Chambers
33 Arroyo Drive, South San Francisco, CA

Planning Commission

ALEX TZANG, Chairperson
NORMAN FARIA, Vice Chairperson
SAM SHIHADEH, Commissioner
MICHELE EVANS, Commissioner
SARAH FUNES, Commissioner
AYSHA PAMUKCU, Commissioner
JOHN BAKER, Commissioner

How to observe the Meeting (no public comment):

1) Local cable channel: Astound, Channel 26, Comcast, Channel 27, or AT&T, Channel 99
2) https://www.ssf.net/government/city-council/video-streaming-city-and-council-meetings/planning-commission

ZOOM LINK BELOW -NO REGISTRATION REQUIRED

Join Zoom meeting: https://ssf-net.zoom.us/j/82584801637 (Enter your email and name)
Webinar ID: 825 8480 1637 Join by Telephone: +1 669 900 6833

Teleconference participation is offered in the meeting via Zoom as a courtesy to the public. If no members of the Commission are attending the meeting via teleconference, and a technical error or outage occurs on the teleconference feed, the Commission will continue the meeting in public in the Council Chambers.

How to Submit written Public Comment before the meeting: Email: PCcomments@ssf.net

Members of the public are encouraged to submit public comments in writing in advance of the meeting. The email will be monitored during the meeting.The City encourages the submission of comments by 6:00pm on the date of the Public Hearing to facilitate inclusion in the meeting record.

How to provide Public Comment during the meeting:
LIMITED TO THREE (3) MINUTES PER SPEAKER

1. By Zoom: When the Clerk calls for the item on which you wish to speak, click on "raise hand." Speakers will be notified shortly before they are called to speak.

2. By Phone: Enter the conference ID fund on the agenda. When the Clerk calls for the item on which you wish to speak, Click *9 to raise a hand to speak. Click *6 to unmute when called.

3. In Person: Complete a Digital Speaker Card located at the entrance to the Council Chamber's. Be sure to indicate the Agenda Item # you wish to address or the topic of your public comment. When your name is called, please come to the podium, state your name and address (optional) for the Minutes.

American Disability Act:

The City Clerk will provide materials in appropriate alternative formats to comply with the Americanswith Disabilities Act. Please send a written request to City Clerk Rosa Govea Acosta at 400 Grand Avenue, South San Francisco, CA 94080, or email at all-cc@ssf.net. Include your name, address, phone number, a brief description of the requested materials, and preferred alternative format service at least 72-hours before the meeting.

Accommodations: Individuals who require special assistance of a disability-related modification or accommodation to participate in the meeting, including Interpretation Services, should contact the Office of the City Clerk by email at all-cc@ssf.net, 72-hours before the meeting.

CALL TO ORDER

ROLL CALL

PLEDGE OF ALLEGIANCE

AGENDA REVIEW

ANNOUNCEMENTS FROM STAFF

PUBLIC COMMENT

Under the Public Comment section of the agenda, members of the public may speak on any item not listed on the Agenda and on items listed under the Consent Calendar. Individuals may not share or offer time to another speaker. Pursuant to provisions of the Brown Act, no action may be taken on a matter unless it is listed on the agenda, or unless certain emergency or special circumstances exist. The Planning Commission may direct staff to investigate and/or schedule certain matters for consideration at a future Commission meeting. Written comments on agenda items received prior to 5:00 p.m. on the day of the meeting will be included as part of the meeting record but will not be read aloud.

If there appears to be a large number of speakers, the Clerk may reduce speaking time to limit the total amount of time for public comments (Gov. Code sec. 54954.3(b)(1).). Speakers that are not in compliance with the Planning Commission's rules of decorum will be muted.

DISCLOSURE OF EX-PARTE COMMUNICATIONS

This portion of the meeting is reserved for Planning Commissioners to disclose any communications, including site visits, they have had on current agenda items, or any conflict of interest regarding current agenda items.

CONSENT CALENDAR

1. Consideration of draft minutes from the August 3, 2023 Planning Commission

Attachments: 08-03-23 PC Final Minutes

PUBLIC HEARING

2. Report regarding consideration of adoption of the Lindenville Specific Plan, associated General Plan Amendments, Zoning Code Amendments, and Addendum to the 2040 General Plan Environmental Impact Report. (Billy Gross, Principal Planner)

Attachments:
Att 1 - Summary of Public Outreach
Att 2a - LSP Comment Matrix Summary
Att 2b - LSP Comment Matrix Detailed
Att 3 - Staff Presentation

2a. Resolution making findings recommending that the City Council make a determination that the Lindenville Specific Plan and its associated General Plan Amendments, Zoning Ordinance Amendments and Zoning Map Amendments are fully within the scope of environmental analysis in the 2040 General Plan Environmental Impact Report and that the Lindenville Specific Plan Addendum to the EIR is the appropriate environmental document for the Project.

Attachments:
Exhibit A - 2040 GPU EIR and Appendices
Exhibit B - LSP Addendum
Exhibit B - Addendum Appendix B GHG Inventory and Forecast
Exhibit B - Addendum Appendix C VMT, Vehicle LOS and Traf

2b. Resolution making findings and recommending that the City Council adopt the Lindenville Specific Plan and associated General Plan Amendments.

Attachments:
Exhibit A - Lindenville Specific Plan
Exhibit B - General Plan Amendments

2c. Resolution making findings and recommending that the City Council introduce an Ordinance adding Chapter 20.150 ("Lindenville Specific Plan District"), Chapter 20.160 ("Height Incentive Overlay District"), Chapter 20.190 ("Colma Creek Greenbelt Overlay District"), Chapter 20.200 ("Arts and Makers Overlay District") Chapter 20.210 ("Active Ground Floor Use Overlay District"), make other related amendments to Title 20 of the South San Francisco Municipal Code, and amending the South San Francisco Zoning Map.

Attachments:
Exhibit A - Draft City Council Zoning Ordinance
Exhibit A - Att 1 Zoning Text Amendments
Exhibit A - Att 2 Zoning Map Amendment

ADMINISTRATIVE BUSINESS

The Commission has adopted a policy that applicants and their representatives have a maximum time limit of 20 minutes to make a presentation on their project. Non-applicants may speak a maximum of 3 minutes on any agenda item. Questions from Commissioners to applicants or non-applicants may be answered by using additional time.

ITEMS FROM THE COMMISSION

ADJOURNMENT

**Any interested party will have 15 calendar days from the date of an action or decision taken by the Planning Commission to appeal that action or decision to the City Council by filing a written appeal with the City Clerk as provided under Chapter 20.570 of the South San Francisco Municipal Code. In the event an appeal period ends on a Saturday, Sunday, or any other day the City is closed, the appeal period shall end at the close of business on the next consecutive business day. The cost to appeal for applicants, residents, and all others is $1,848.

Additional meeting materials received or provided after initial publication of the Public Hearing Agenda may be found here:
https://www.ssf.net/departments/economic-community-development/planning-division/planning-commission